

**NOTICE OF INTENT TO CONDUCT
AUCTION SALE OF SURPLUS REAL PROPERTY**

NOTICE IS HEREBY GIVEN that Wayne County, Indiana (“County”), by its executive body Board of County Commissioners (“Board”) shall conduct a sale by public auction of the real estate commonly known as 916 – 918 East Main Street, Richmond, Wayne County, Indiana, and being the site of portions of the former BSN and Romey retail facilities as more particularly described on the attached “Exhibit A”, (the “Subject Property”).

THIS NOTICE is being issued pursuant to the provisions of IC 36-1-11-4(c) and (e). The Board adopted its Resolution No. 2025-007 on the 23rd day of July 2025, wherein it determined that the Subject Property is not needed for furthering County’s general governmental purposes and that the costs for its maintenance while no longer generating ad valorem property tax revenues combine to constitute an undue financial burden on the County’s resources. For those reasons, a public auction of the Subject Real Estate will be held on the 22nd day of October 2025, beginning at 10:00 a.m., local time, in the Council/Commissioners’ Chambers of the Wayne County Administration Bldg., main floor level, 401 East Main Street, Richmond, Indiana. The auction sale will be conducted by Walther Auction and Real Estate, (the “Auctioneer”) a licensed auctioneer under IC 25-6.1, et. seq., and will be subject to the following terms and procedures and such additional terms and procedures as the Auctioneer shall announce prior to the auction sale.

1. The Board has procured two appraisals of the Subject Property that are available for inspection during regular business hours at the administrative offices of the Board at the County Administration Bldg., at the address set forth above.

2. The minimum bid for the Subject Property has been established by the Board to be ten thousand and 00/100 US Dollars (\$10,000.00) with initial suggested minimal bid increases for the first two rounds of bidding of two thousand five hundred US Dollars (\$2,500.00) and such subsequent incremental bid increases as the Auctioneer shall determine in response to the auction’s bidding activity.

3. There is no reserve beyond the above stated minimum bid established by the Board, but the apparent high bid resulting from the auction sale shall be subject to confirmation and acceptance by the Board which acceptance is expected to occur by the close of business on the date of the auction sale.

4. **THE BOARD RESERVES THE RIGHT TO REJECT ALL BIDS INCLUDING THE APPARENT HIGH BID RECEIVED AT THE AUCTION SALE AND/OR TO WAIVE MINOR ERRORS OR IRREGULARITIES IN THE AUCTION PROCESS.**

5. The successful bidder at the auction sale shall receive title by good and sufficient warranty deed executed by the duly authorized officers of the Board. The Board will provide the successful bidder with an ALTA owner’s policy of title insurance in the amount of the total purchase price, procured at the County’s expense from a title insurer authorized to conduct such business in the State of Indiana and selected by the County, containing only the usual and customary standard exclusions and exceptions from such insurance coverage and any easements or encumbrances of record. Additional title endorsements and/or a simultaneously issued lender’s policy shall be at the expense of the successful bidder.

6. The successful bidder shall accept the Subject Property in its “as is – where is” condition, without expressed or implied warranties of any sort passing from the County (other than warranties of title), including, but not limited to, warranties of habitability; warranties that the property is suitable for leasing; or warranties that the Subject Property, is free of asbestos or any other toxic or hazardous materials.

7. All bidders are charged to make diligent inquiry to ascertain that their intended use of the Subject Property, if they are the successful bidder, complies with all applicable zoning, land use, soil compaction and/or all other legal or physical conditions or restrictions.

8. The Subject Property will not be sold to any person who is ineligible to accept the transfer of title thereto by virtue of the provisions of IC 36-1-11-16.

9. At the time of registration for participation in the auction sale, any bidder who intends to submit a bid on behalf of a trust [as defined at IC 30-4-1-1(a)] must identify each beneficiary of the trust and each settlor or person who is empowered to modify or revoke the trust.

10. Possession of the Subject Property shall be provided to the successful bidder at closing.

11. The apparent high bidder at the auction sale shall tender to the Auctioneer by the end of the day of the auction sale its cashier’s check or money order payable to the County in the sum of ten percent (10%) of the total bid price to secure the County that such bidder, if successful, shall close on the purchase of the Subject Property in accordance with the terms and conditions of this Notice.

12. Closing shall take place after compliance with the procedural requirements of IC 36-1-11-3(b) at the reasonable convenience of the County and the successful bidder at the offices of the closing agent selected by the County. The successful bidder shall pay the entire purchase price in cash, by certified check or bank draft, at closing.

Dated this 24th day of September 2025.

EXHIBIT “A”

TRACT I:

Part of lot number one hundred twenty-four (124) in that part of the City of Richmond laid out by Charles W. Starr, and also a part of vacated alley running north and south along the west side of said lot, described as follows:

Beginning at the southwest corner of said lot number one hundred twenty-four (124); thence east twelve (12) feet ten and one-half (10-1/2) inches to the middle of partition wall; thence north along the middle of said partition wall to the north line of said lot; thence west along the north line of said lot twenty (20) feet one and one-half (1-1/2) inches; thence south to the north line of Main Street; thence east to the place of beginning.

Parcel #46-32-440-809.000-29 – 916 E. Main Street, Richmond, Indiana.

TRACT II:

Part of Lot #124 in that part of the City of Richmond laid out by Charles W. Starr, described as follows, to-wit: Beginning at a point in the south line of said lot, 12 feet 10 ½ inches east of the southwest corner of said lot, at the middle of the south end of a partition wall; thence along the middle of said partition wall, 165 feet to the north end of said lot; thence east 20 feet 1 ½ inches to the northeast corner of the west half of said lot, and to the northwest corner of the land of Narcissa L. Jenkinson, thence south along the west line of the land of Narcissa L. Jenkinson, 165 feet to the south line of said lot; thence west along the south line of said lot 20 feet and 1-1/2 inches to the place of beginning.

Parcel #46-32-440-810.000-29 – 918 E. Main Street, Richmond, Indiana.

Wayne County Board of Commissioners
Jeff Plasterer, President

Date of Notice: September 25, 2025